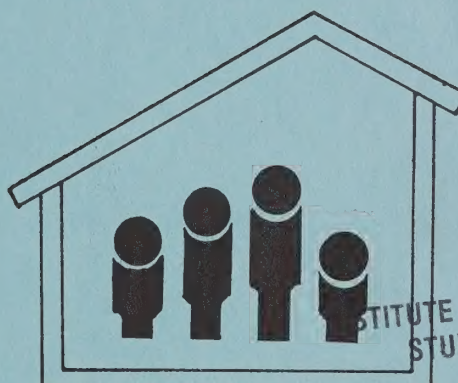


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CITY OF PLEASANT HILL

HOUSING ELEMENT

ADOPTED FEBRUARY 2, 1981

AMENDED APRIL 7, 1986

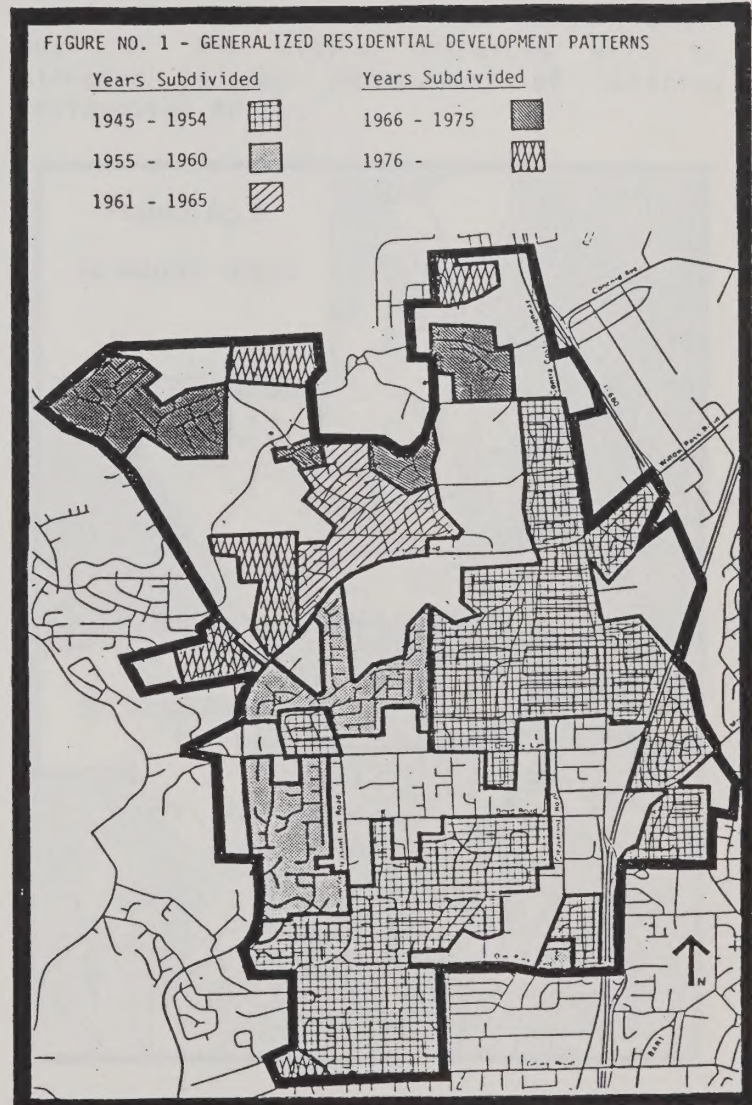
INTRODUCTION

The Housing element is the part of the General Plan which sets the policy relating to the development and maintenance of the City of Pleasant Hill's housing stock. It is the product of the notification of all citizens and their participation in public hearings held before the Planning Commission and City Council. The State Housing Guidelines for a General Plan Housing Element state directly and simply that:

"The local housing element is intended to provide citizens and the public official with an understanding of the housing needs of the community, and set forth an integrated set of policies and programs aimed at attainment of defined goals. In so doing, the Housing Element will serve not only as a programmatic expression of local government to act, but will also provide guidance and directions to local government decision making in all matters relating to housing."

This Housing Element, like the rest of the General Plan, establishes policy which is expected to remain in effect until 1990, at which time a complete revision should be made to the plan.

Pleasant Hill is primarily a single family residential suburban community. The community is centrally located in the beautiful Diablo Valley with the Briones and Diablo mountain ranges providing a splendid backdrop. Along with the outstanding environment, immediate access to the employment centers of the Bay Area makes Pleasant Hill a desirable place to live. Development of the community occurred in cycles of rapid development and building inactivity. Approximately 60 percent of all residential development and approximately 80 percent of all single family residential development occurred prior to incorporation in 1961, (see Figure No. 1). Development during the pre-incorporation period occurred in large subdivision tracts. This



development occurred without the aid of an overall comprehensive General Plan and has contributed to the lack of solid civic and community identity.

Subsequent to incorporation, a General Plan was adopted in 1964 that recognized a need for a detailed development plan for all residential planning areas. The 1964 Plan emphasized the need for the creation of well-balanced, self-contained residential areas based on elementary school service areas.

This Housing Element represents an incremental step toward achieving the objective of well-balanced, self-contained residential areas through comprehensive community planning.

HOUSING GOAL

TO ENSURE A PERMANENT VARIETY OF SAFE, DECENT AND AFFORDABLE HOUSING TO MEET THE NEEDS OF THE COMMUNITY AND ENHANCE THE QUALITY AND THE LIVABILITY OF THE CITY'S RESIDENTIAL AREAS.

The housing goal expresses the central theme that will be found throughout the General Plan--the necessity for a range and quality of life in the City's maturing residential areas. The goal is intended to serve as the framework for decisions that will affect the City's housing and neighborhoods. The objectives, policies and implementation programs support the goal by establishing a direction and defining major commitments necessary to pursue that direction through 1990.

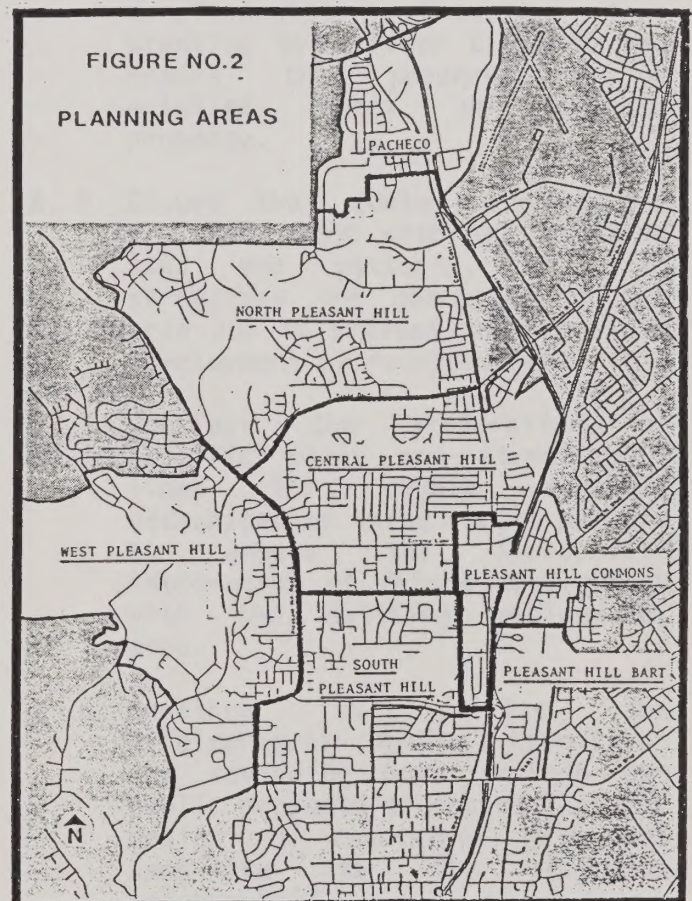
Supporting data, underlying rationale, a discussion of alternatives and a summary of Federal and State low and moderate income housing programs are presented in a separate document entitled, "Background Reports for the Housing Element, 1980," and in Appendix A and Appendix B attached.

OBJECTIVES, POLICIES & IMPLEMENTATION PROGRAMS

OBJECTIVE I: RESIDENTIAL AREAS

To maintain and improve residential areas to ensure livability and to provide a sound foundation for community identity, financial stability and citizen involvement.

The past 30 years have been characterized by residential development and new construction; the next decade and decades to follow will be a period of maintenance, maturation, and rehabilitation of housing. Only in the hillside areas and in the redevelopment area will the City's attention remain focused mainly on new construction. Most of the City's resources will be directed to the improvement of existing residential areas.



There are various ways and methods of managing a City's resources to ensure the maintenance of residential areas. One accepted method is to partition the City into physically definable community planning areas which have commonly accepted physical boundaries. These planning areas are a collection of facilities and services which residents utilize in their daily lives and is the basis for most social interaction. One of the prime objectives of this element is to ensure that the community planning areas provide the needed services and foster a feeling of comfort with the physical and social surroundings of the residents. Figure No. 2 identifies the City of Pleasant Hill's community planning areas.

The community planning areas are important because change does not occur uniformly throughout the City; different sections age at different rates. Most every part of a city goes through changes - a sort of cycles of life. Developed originally as a series of subdivisions, residential areas have required years to mature, to develop their own character, and to integrate into the suburban fabric. Once mature, depending on the type of development and market conditions, these areas may retain their positive image for years. Some areas, because of changing conditions, such as the intrusion of arterial roads, commercial uses, or higher densities may not retain a positive image and begin a slow decline. Still other areas may never have received a full complement of facilities and services, and, therefore, never completely mature into a comfortable residential area. Each community planning area must be treated as a unique entity, because they all differ. The first policy in this element is designed to define and strengthen the basic attributes of the City's residential areas and provide the support necessary to develop and maintain a sense of maturity, stability and permanence.

POLICY A: COMMUNITY DEVELOPMENT AND MAINTENANCE

Provide public improvements which enhance or create a feeling of stability and permanence in the City's residential areas.

Implementation Programs

- A. 1. Initiate a program of systematic review of community planning areas in order to identify and address particular needs of each area.
- A. 2. Develop a capital improvement schedule which programs public improvement projects on a community planning area basis to ensure a concentrated impact over the shortest period of time.
- A. 3. Continue vigorous enforcement of existing City ordinance and State laws that improve the appearance of the City's residential areas (e.g., removal of abandoned vehicles).

A. 4. The improvement of residential streets by traffic control, sidewalks where appropriate, adequate lighting and identification, and a general high standard of maintenance are recommended.

A. 5. Vigorously enforce the retention of existing trees, especially large canopy trees, in new developments. Encourage tree planting by private citizens and ensure the preservation of existing trees on private property.


A. 6. Ensure that zoning designations are consistent with the existing land use patterns, both to strengthen the character of the area and to prevent inappropriate development or redevelopment.

A. 7. Consider the preparation of specific plans and street plan lines for highly visible, odd-shaped or large vacant parcels to ensure the appropriate integration of future development with the existing residential area.

A. 8. Continue to utilize the Architectural Review Commission for reviewing both private and public projects to ensure that the design is consistent with and sensitive to the existing neighborhood.

The housing itself is the major component of each planning area, and, therefore, its conservation is central to maintaining a positive community image.

Overall, the housing in Pleasant Hill is relatively new, with the 1980 census indicating only 157 dwellings built prior to 1939. Because most of housing is less than 40 years old, it is generally in sound condition (see Figure No. 3). Apparently no major residential area has started to decline to the level requiring substantial development, though certain isolated pockets have been found through census data, and a visual study to show early signs of decline. The redevelopment, already underway in



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Pleasant Hill, was necessitated by conflicting land uses and a need for an economically viable community center.

FIGURE NO. 3

HOUSING CONDITIONS - 1975

	<u>Dwelling Units</u>	<u>Percent Sound</u>	<u>Percent Deteriorating</u>	<u>Percent Dilapidated</u>
Pleasant Hill	9,091	97.6	1.6	.4
County	213,513	97.1	2.6	0

Source: 1975 Countywide Special Census for Contra Costa County

A natural aging process can be expected in housing, though the rate at which a dwelling unit begins to need structural repairs is contingent upon the type and quality of construction and the maintenance of the structure. Although it is recognized that the age is not necessarily a cause or correlation of substandard housing, it is apparent that age is a strong factor in housing quality. It is equally apparent in Pleasant Hill that those areas with a higher than average population of low income households, concentration of elderly, and substantial numbers of absentee owners have shown the first signs of housing decline. The policy direction in this element is to provide assistance to those areas and households that without assistance would eventually be confronted with substandard housing. The City will benefit by ensuring the preservation of attractive and safe residential areas.

POLICY B: HOUSING CONSERVATION

Promote housing conservation and rehabilitation.

Implementation Programs

- B. 1. Seek Federal and State funding for government housing programs which promote housing conservation and housing rehabilitation including:

- Use of County Community Development Block Grant low interest loans for rehabilitation.

- Encourage the recycling of repaid loans by the County back into Pleasant Hill.

- Encourage and promote programs of energy conservation, particularly County-sponsored programs in rehabilitation areas.

- B. 2. Seek means to encourage tenants and owners of housing to maintain and improve their properties.
- B. 3. Work with interested realtors, home associations, bankers, and investment managers to develop a program which ensures that owners of single family rental housing maintain and improve their properties to enhance the residential areas.
- B. 4. Monitor information on redlining in the City, and through coordination with lending institutions and the State, seek to eliminate this practice.
- B. 5. Consider developing a housing code enforcement program to ensure a decent and safe stock of residential units.
- B. 6. Work with interested organizations to establish a listing of historical buildings and structures in the City of Pleasant Hill and include in environmental review and site planning the consideration of reuse or restoration of designated buildings and structures.

A key element in the preservation of the residential areas is the active support and participation by the residents. The City can lend assistance to the residents and provide technical expertise, but in the final analysis it's the residents who will accomplish the upgrading and maintenance of the residential areas. The City's role is to encourage and promote the efforts of residents in addressing their objectives and provide alternative avenues to success.

POLICY C: PARTICIPATION

Promote opportunities for residents to participate in the neighborhood planning, improvements and conservation.

Implementation program

- C. 1. Encourage the establishment and operation of home associations to identify and address the particular needs of each residential area.

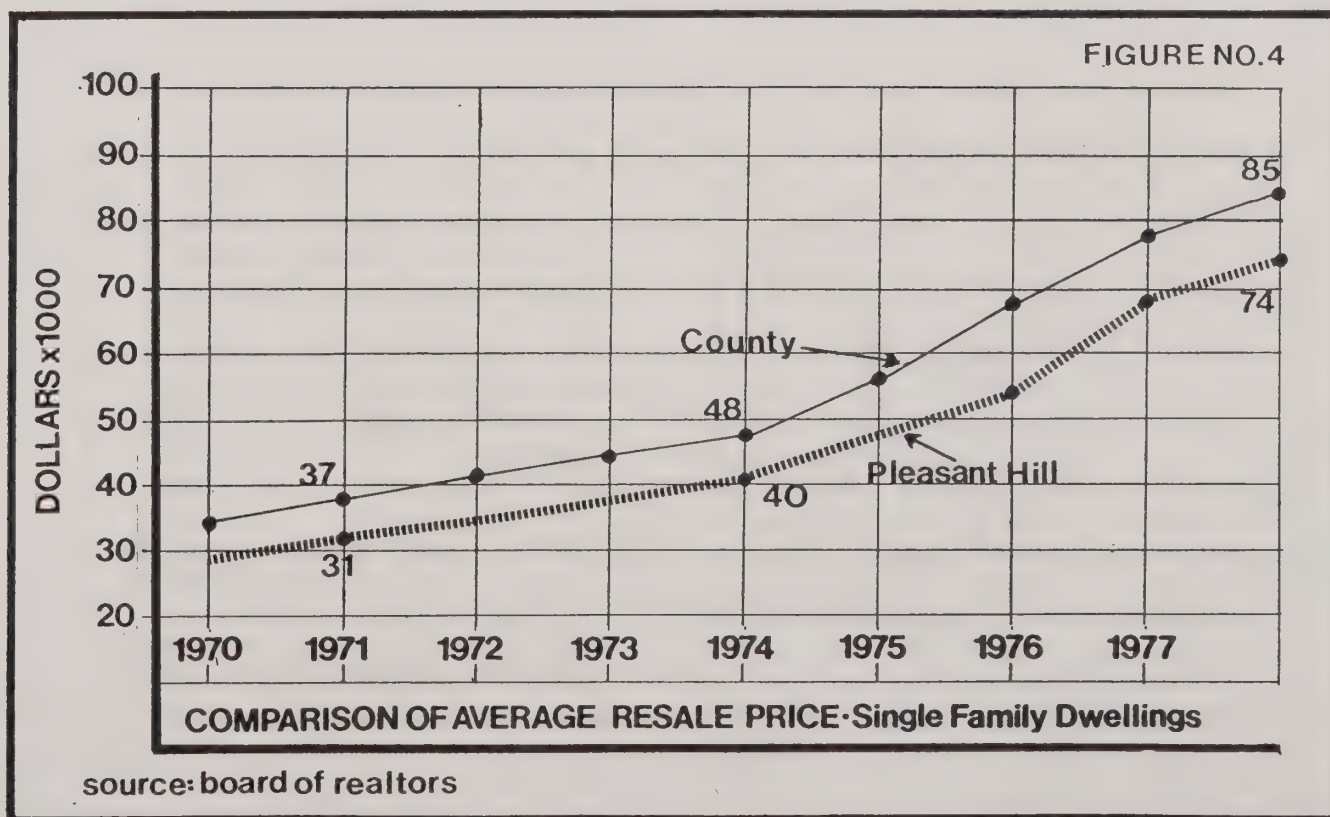
OBJECTIVE II: AFFORDABLE HOUSING

To encourage the retention and addition of affordable housing in the City.

In the past decade the cost for a single family home has risen dramatically. Between 1974 and 1976 the change in housing costs in Central Contra Costa County was from \$48,400

to \$68,500; a 45 percent increase during the two year period, as shown in Figure No. 4. The median residential resale price in Pleasant Hill, as of August, 1979, was \$83,200; as of November 1984, it was \$122,000. These increases are extremely significant in Pleasant Hill due to the predominance of single family housing.

The increase in home prices has had a substantial effect on families that want to purchase a home. Those entering the home ownership market for the first time are finding it increasingly difficult to bridge the gap between housing costs and incomes. Due to inflation, higher land costs, higher costs of construction, increases in the mortgage rates, and the demand for housing, it is more and more difficult to own a home. For example, a single family residence purchased at the average price of \$129,800 today, with a 12 percent, 30-year fixed rate mortgage, would require a monthly loan payment of approximately \$1230, with a 20 percent down payment. Today, most young families cannot find affordable ownership housing or cannot make a minimum downpayment and, thus, are forced to continue renting.



Rents have also increased, but have tended to lag behind the increases in income. Although rents have actually increased at a slower rate than the median income, the rate may increase in the future, reflecting a high demand, and current sale and construction cost increases. These increases will most likely affect the approximate 39.2 Percent of the households who rented in 1980. Rental housing includes not only multiple family apartments, but also a significant number of single family homes (approximately 19.6 percent of all single family homes). Nearly 43 percent of the renters in Pleasant Hill in 1980 paid over 30 percent of their gross income for housing.

Because there is little undeveloped residential land left in the City, there are only a few actions that the City can take to materially reduce the increase in the cost of housing in Pleasant Hill, besides providing assisted housing.

FIGURE NO. 5

COSTS AND INCOMES
1974-1979

	April 1974	August 1979	Percent Change	Mean Annual Change
Consumer Price Index				
All items	139.2	218.3	56.8	10.3
Ownership housing	154.6	262.1	70.0	12.7
Rental housing	137.3	194.8	41.9	7.6
Median housing cost	\$48,400	\$83,200	72.0	13.1
Median income	\$15,000 ¹	\$20,700	38	8.4

¹ April 1975 Median Income

Sources: Department of Commerce
Department of Labor
1975 Countywide Special Census for Contra Costa County
Multiple Listing Service, Contra Costa Board of Realtors

POLICY D: HOUSING COSTS

Encourage measures that will reduce the cost of housing construction, operation and maintenance.

Implementation Programs

- D. 1. Continue to utilize Federal and State programs for providing low

interest loans for rehabilitation of housing, principally for low and moderate income households.

- D. 2. Continue to review the City's requirements for development, including park dedication fees, processing and review times and public improvement standards to determine ways to reduce construction costs.
- D. 3. Enforce energy guidelines for new construction and develop guidelines for existing residential development, such as the "Big 6 Energy Conservation Checklist" programs used to advise buyers of existing houses of energy conservation improvements.
- D. 4. Retain the Municipal Code provisions which permit the construction of inexpensive secondary units in all single family zoning districts.
- D. 5. Study the feasibility of developing a landbanking program that would be used for owner-built/owner-occupied housing at affordable prices.

In 1980, almost 3100 households in the City of Pleasant Hill were eligible for federal housing assistance based on their annual income. Approximately 1000 of those households qualifying for assistance were already homeowners and had owned their homes for several years. Six hundred of those had a very low or no monthly mortgage payment. Rental households comprise the remaining low income households and 43 percent (approximately 1400 households) were paying more than 30 percent of their gross monthly income on housing. The number of households within the City expected to be both low income and paying a disproportionate amount of their income on housing is expected to rise from nearly 1800 to 2850 by 1990, an increase of nearly 1100 households.

Clearly, the City cannot reasonably be expected to obtain assistance for all low income households in the community or even the many needy renters. Rather, the City can make a reasonable effort to encourage affordable housing for the most needy -

FIGURE NO. 6
LOW INCOME HOUSEHOLDS BY TENURE - 1975

	Own	Own with no mortgage	Rent	Total
Existing: 1975	1067	473	1462	3002
Percentage	34.2	16.1	49.7	100
Projected: 1985	1318	620	1917	3855
Percentage	34.2	16.1	49.7	100

Sources: 1975 Countywide Special Census for Contra Costa County
Pleasant Hill Planning Department

overpaying low income rental households. Between 1982 and 1984, 82 subsidized apartment units were provided in three projects totaling 223 units. Only 24 of the households received a federal subsidy. The remaining units were provided by the private sector in cooperation with Pleasant Hill in the establishment of tax-exempt mortgage revenue bond financing. In 1984, there were 183 federally assisted rental housing units in Pleasant Hill, of which 45 units were for families and handicapped persons and 148 were specifically designed for senior citizens. Of the nearly 1100 households who are anticipated to be paying a disproportionate amount on housing, it is the City's objective to provide housing for 30 percent of these households or 330 additional assisted units utilizing federal and state funds.

The homeless are a concern in the City due to increasing urbanization, fluctuating economic conditions, high costs of living, high personal mobility, and competition for available housing. The homeless and transient population of the City is estimated at only 25 persons at a single point in time yet could increase over the next decade. Whereas the homeless were previously thought to be itinerant persons unable to hold jobs and participate in mainstream American life, a new class of homeless has arisen - families with children, individuals with employable skills and formerly middle-class families and individuals with long work histories. Funds to supplement existing emergency shelter programs as well as programs for maintenance of existing housing and the creation of new housing units to very low income households are needed. Resolution of the problem will require a coordinated effort between Cities, the County, the State, churches and nonprofit organizations.

The programs in this element provide a sound basis for providing assisted housing in Pleasant Hill. The City must also remain alert to new programs and evaluate their application in Pleasant Hill, ensuring that residents are able to share in the benefits of state and federally funded programs.

POLICY E: ASSISTED HOUSING

Seek to increase the supply of housing for low and moderate income families, seniors and disabled.

- E. 1. Support private participation in Section 8 existing rental subsidy programs or similar programs sponsored by the Contra Costa County Housing Authority and promote at least 100 additional certified households in Pleasant Hill. Use groups such as the Housing Alliance as an active outreach advocate for Section 8 assisted housing.
- E. 2. Support the addition of handicapped and senior facilities.
- E. 3. Support the addition of at least 150 new assisted family units by 1990 which are integrated with market rate housing on at least three sites.
- E. 4. Continue to utilize tax-exempt mortgage revenue bond financing and explore the use of other innovative finance programs to increase the supply of assisted family units.
- E. 5. Encourage the County to use its Community Development Block Grant funds to landbank appropriate sites and write down the land costs for assisted developments.
- E. 6. Continue to cooperate with the independent housing corporation (or contract with an existing housing agency) to provide assistance in developing, maintaining and administering a moderate income ownership housing program (below market rate

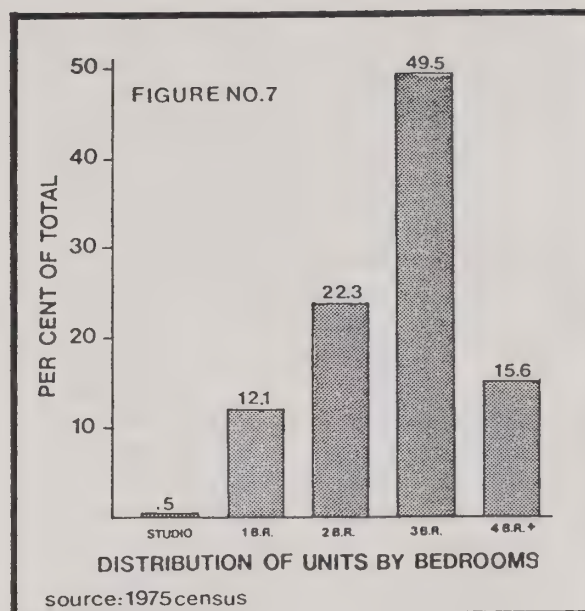
housing). Continue to evaluate impacts on development costs and methods of tempering adverse effects with density bonuses or other incentives.

- E. 7. Solicit participation in the Contra Costa County Mortgage Revenue Bond Program assisting first-time buyers in the purchase of existing single family houses.
- E. 8. Provide that at least 20 percent of the housing stock be rental apartments, and limit the number of condominium conversions.
- E. 9. Continue monitoring the numbers of homeless in the City and explore with neighboring Cities, the County, the State and local groups and organizations means to provide expanded temporary shelter programs and permanent housing affordable to very low income households.

OBJECTIVE III: TENURE AND BALANCE

Provide a reasonable balance of ownership and rental housing that provides for varied life styles and incomes, while retaining the existing single family character of Pleasant Hill.

The 1966 General Plan expressed the desire by the residents to retain and enhance the suburban single family character of Pleasant Hill. The plan specified the desire to limit apartments and encourage large lot single family subdivisions to accommodate families. Only a few minor policy deviations occurred in the subsequent fifteen years. Only a few minor policy deviations occurred in the subsequent fifteen years. The private market forces responded well and the City has a housing mix of 73 percent single family, 23 percent rental apartments, and 4 percent condominiums. Additionally, as Figure No. 7 indicates, developers provided housing suitable for families with nearly 63 percent of all units having three or more bedrooms.



Adequate public services and facilities are available to all undeveloped parcels within present City boundaries. Within the City's sphere of influence, services are available to undeveloped properties though the cost of extending services will be higher than for properties within the City. Residential sites needing redevelopment are already within the City's Redevelopment Area and are planned for medium and high density residential use. A mixture of ownership and rental housing will be constructed.

FIGURE NO. 8

RESIDENTIAL LAND POTENTIAL

January 1985

(1) Zone	(2) Under Review/ Construction Units	(3) Projected Acres Units	(4) Existing Units	(5) Total 1990 Units
R-1	51	231 498	7268	7817
R-2	0	0 0	185	185
M-R	0	0 0	3356	3356
PUD	689	183 3055	0	3744
SF	128	105 432	0	560
MR	561	78 2623	0	3184
Total	740	414 3553	10,809	15,051

Source: Pleasant Hill Planning Department

Based on Figure No. 8, there is very little residential land left to be developed; much of what remains is currently being developed. The projections based on 1979 zoning indicate that future construction will not significantly change the housing balance in the City. This plan does propose some slight incremental changes in the existing policies to allow for more higher density developments along transportation corridors and the use of more innovative planned unit developments, rather than the traditional single family detached housing. The City's regional housing allocation is 13,181 dwelling units within the City by 1990.

POLICY F: NEW CONSTRUCTION

Ensure that opportunities for construction of new housing balances the needs for a range of housing costs, community preferences, environmental and aesthetic constraints.

Implementation Programs

- F. 1. Establish land use designations for unincorporated areas, pre-zone unincorporated areas and request that the County not allow additional development in these areas without annexation the City, or prorate additional staff to the City to review the plans.
- F. 2. Develop precise plans and street plan lines for highly visible, odd-shaped or large vacant parcels to ensure appropriate integration of the development with existing or future neighborhoods.
- F. 3. Encourage innovative planned unit developments and condominiums.
- F. 4. Study the possibility of the development of high rise (greater than five stories), high density developments in the BART area.
- F. 5. Review the Land Use Element of the General Plan and consider increasing development density on suitable parcels of land with adequate services and access.
- F. 6. Ensure that new development and rehabilitation consider the needs of the elderly and handicapped.
- F. 7. Continually explore new innovations in building and subdivision design and construction to reduce the longer term energy consumption and adopt those methods that are appropriate to Pleasant Hill.
- F. 8. Monitor new construction to encourage approximately 80 percent of the housing stock to be ownership housing and not less than 20 percent of the housing stock to be rental apartments.
- F. 9. Consider the utilization of alternate housing types, such as manufactured housing and/or modular homes, where appropriate, to reduce housing costs.
- F.10 Explore with private land developers the incorporation of housing units for low and moderate income persons and households into new projects in exchange for development density bonuses, as permitted under Sections 65915-65918 of the Government Code at locations with adequate services and access.

Given the existing zoning, little change in the distribution of housing is likely to occur because of the new construction. One major area in the housing balance that the City still has control over is the tenure of existing units - that is, whether the unit is available for ownership-occupancy or rental-occupancy. Pleasant Hill provides a range of single-ownership housing, but not much rental housing. The existing rental housing provides affordable housing for many of the low income households and is a resource that should be maintained. The conversion of these existing apartments is an attractive option for the entrepreneurs and provides some first-time purchasers the opportunity for equity, capital appreciation and other benefits that can be derived from ownership. They limit the range of rental housing and, in many cases, force relocation of existing tenants. Given the 1980 rental

vacancy rate of 3.3 percent, it is necessary for the City to continue to take action which will mitigate the potential negative impacts of uncontrolled condominium conversions on existing tenants and retain the City's valuable rental housing resource until such time that additional rental units are constructed and the severe housing shortage is relieved.

POLICY G: CONDOMINIUM CONVERSION

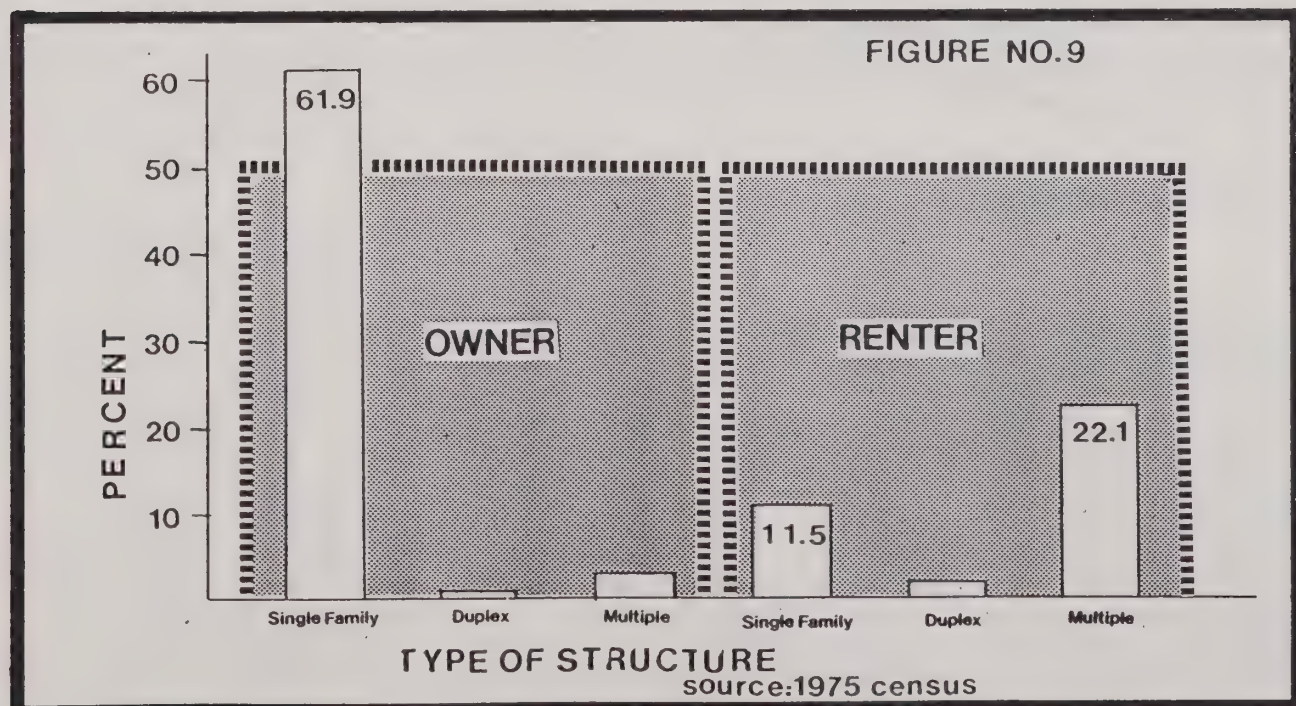
Ensure a reasonable balance of rental and ownership housing and a variety of individual types, costs, tenures, and locations through the regulation of condominium conversions, community apartment projects or stock cooperatives.

Implementation Programs

G. 1. Allow conversion of apartments to condominiums provided that the conversion does not reduce the rental apartment housing stock below 20 percent of the total housing stock as projected annually by the Planning Department.

G. 2. Condominium conversions will be allowed with the following constraints:

- Ensure the units conform to the most current noise, energy and insulation standards, Uniform Building Code standards for ownership housing adopted by the City, and the State Energy Code requirements.
- Require adequate buyer protection provisions including, but not limited to full disclosure of structural conditions, age and life expectancy of heating, mechanical equipment and plumbing, the covenants, conditions and restrictions, maintenance agreements, and homeowner association by-laws.
- Ensure that 10 percent of the units are retained for rental to low and moderate income households.
- Retain local prerogatives to deny approval of condominium conversion if the proposal is



incompatible with the policies and programs of the General Plan, or if the design or improvement is inconsistent with applicable specific plans, or if the type, location, and character of the project is inappropriate for conversion and removes a needed rental housing resource in the community.

OBJECTIVE IV: FAIR HOUSING

Provide equal housing opportunities for all citizens of Pleasant Hill.

Discrimination based upon race, ethnic background, religion or marital status has repeatedly been determined illegal by the passage of Proposition 14 in 1964, the 1968 Federal Civil Rights Act, and the California Unruh Act. A 1976 amendment to the California Constitution also guarantees equal access to housing for disabled people. Allegations of illegal discrimination in Pleasant Hill have been handled by the Housing Alliance of Contra Costa County, a non-profit corporation since 1977. An analysis of discrimination complaints to the Housing Alliance originating in Pleasant Hill from October, 1978 to June, 1979 found only five occurrences of discrimination. Of these, none were for racial discrimination, and only one was possibly illegal. It was concluded by the Housing Alliance that discrimination complaints from Pleasant Hill have been minimal.

In addition to the more historical types of discrimination clarified in Federal and State laws, it has recently been revealed that there is a general practice of discriminating against families with children. In Pleasant Hill, a 1979 survey found that 88 percent of the rental housing units either did not allow children or placed severe limitations on the number and ages of children. With more families unable to purchase a home and an increase in single parent households, some of whom will have to rent, the problem becomes more acute. Because this problem is regional in nature, Pleasant Hill lends its support to

eliminating the practice of discriminating against families with children in rental housing by State legislation and in accordance with recent judicial decisions.

POLICY H: NON-DISCRIMINATION

Support efforts to eliminate discrimination in housing based upon race, ethnic background, religion, sex, age, marital status, or family composition.

Implementation Programs

- H. 1. Support efforts of organizations such as the Housing Alliance of Contra Costa County and the Board of Realtors of Contra Costa County which is dedicated to and able to take action on elimination of discrimination.
- H. 2. Support State legislation which would make discrimination against families with children illegal.
- H. 3. Ensure that adequate provisions are made in new developments and condominium conversions for families with children, including the provisions for such amenities as tot lots and play areas.

OBJECTIVE V: INTERGOVERNMENTAL COORDINATION

Ensure continued communication and coordination between Pleasant Hill and other governmental agencies.

Pleasant Hill is only one of several jurisdictions in the region which shares the effects and responsibilities of the housing market. The preceding discussions and policies help clarify the City's capabilities and limits in addressing housing issues. The roles, regulations and resources will continue to change. Therefore, the City should continue its cooperation with the State, the Association of Bay Area Governments, Contra Costa County and neighboring cities in order to ensure

that any new housing programs developed and implemented will be useful to and in support of Pleasant Hill.

POLICY I: INTERGOVERNMENTAL
COORDINATION

Assume an active role in reviewing and formulating Federal, State, regional, and countywide housing programs to ensure compatibility with local policies and needs.

Implementation Programs

- I. 1. Provide comments concerning Federal, State, and regional housing plans such as the Fair Share Housing Plan and the Areawide Housing Allocation Plan.
- I. 2. Support housing legislation at the County, State, and Federal levels which promotes more housing opportunities for all citizens of Pleasant Hill.
- I. 3. Take an active role in developing housing programs with the County and the other cities in Central Contra Costa County.

APPENDIX A

This appendix provides statistical background information for the Housing Element text and enables the reader to access supporting quantitative information. It is divided into three sections: Population and Employment, Housing and Household Characteristics, and Housing Projections.

Population and Employment: As Table 1 indicates, Pleasant Hill's population has remained essentially unchanged since 1970. Population is projected to increase by 16% by 1990 with residential buildout of the City. Table 2 shows labor force statistics. Table 3 indicates that nearly 80% of Pleasant Hill's workforce is employed outside the City boundary, while 40% of the workforce is employed outside of Contra Costa County. Public Transportation disability is shown in Table 4; work disability is presented in Table 5.

Household median income levels for Pleasant Hill are summarized in Table 6. A household median income comparison with the County and region is shown in Table 7.

Housing and Household Characteristics: A summary by year of building permits issued between April 1980 and December 1984 is contained in Table 8. Over 1000 building permits have been issued. A tabulation of the age of residential structures and tenure is found in Table 9, while the length of residence is presented in Table 10. These latter two tables give evidence of the rate of housing turnover as well as the occupancy according to housing age.

Table 11 shows rent as a percentage of income, and table 12 shows selected monthly costs as a percentage of income. These tables identify the numbers of renters and owners who pay a disproportionate share of their incomes for housing based on widely accepted criteria. A listing of households by type is shown in Table 13. Female headed households comprise 7.6% of total households. The number of overcrowded units is shown in Table 14. Overcrowding is not a significant problem in Pleasant Hill.

Housing Projections: The projection for low income households is contained in Table 15. Projected housing units based on a study prepared by the Association of Bay Area Governments (ABAG) is found in Table 16. The projected need by income category is presented in Table 17, based on the ABAG projection which is very similar to the present income category distribution. Finally, the projected housing needs by purchase price and rental cost are presented in Table 18.

TABLE 1: POPULATION

	<u>Population Increase</u>	<u>Numerical Increase</u>	<u>Percent Increase</u>
1960	15,100		
1970	24,160	9,060	+60%
1975	25,398	1,238	+05%
1980	25,124	-274	-02%
1990	29,216	4,092	+16%

Source: U.S. Bureau of the Census
 1975 Countywide Special Census
 Pleasant Hill Planning Department

TABLE 2: EMPLOYMENT BY OCCUPATION

<u>Occupation</u>	<u>1970</u>	<u>1980</u>
Professional and Managerial	32.3%	29.0%
Sales and Clerical	30.6%	37.0%
Service	9.5%	12.0%
Skilled Worker	13.6%	12.1%
Unskilled, Semi-Skilled, Farming	14.1%	9.9%

Source: U.S. Bureau of the Census

TABLE 3: PLACE OF EMPLOYMENT - 1980

Work in Pleasant Hill	1,863	13.9%
Work Outside	10,670	79.4%
Not Reported	908	6.7%
Total	13,441	100.0%

Source: U.S. Bureau of the Census

TABLE 4: PUBLIC TRANSPORTATION DISABILITY - 1980

Ages 16-64:

With public transportation disability	185
No public transportation disability	17,906

Ages 65+:

With a public transportation disability	300
No public transportation disability	1,371

Source: U.S. Bureau of the Census

TABLE 5: WORK DISABILITY - 1980

With Work Disability

In labor force	571
Not in labor force	
Prevented from working	440
Not prevented from working	184

No Work Disability	16,896
--------------------	--------

Source: U.S. Bureau of the Census

TABLE 6: HOUSEHOLD MEDIAN INCOME - 1980

	<u>Income</u>	<u>Percent Change</u>
1970	14,000	
1975	16,089	+14.9%
1980	23,205	+44.0%

Source: U.S Bureau of the Census
1975 Special Countywide Census

TABLE 7: HOUSEHOLD MEDIAN INCOME LEVEL COMPARISON - 1980

<u>Region</u>	<u>Contra Costa County</u>	<u>Pleasant Hill</u>
20,607	22,875	23,205

Source: U.S. Bureau of the Census
Association Bay Area Governments

TABLE 8: BUILDING PERMITS ISSUED 1980-1984

	<u>1980^a</u>	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>Totals</u>
Ownership Housing	201	247	112	210	227	796
Rental Housing			25 ^b	154 ^c	144 ^d	323
Total						1,119

- a. May through December
- b. Apartments for the handicapped
- c. Thirty low and moderate income units
- d. Twenty-eight low and moderate income units

Source: Pleasant Hill Planning Department

TABLE 9: YEAR STRUCTURE BUILT AND TENURE - 1980

	<u>Total Dwellings</u>	<u>Total Occupied^a</u>	<u>Total Renter Occupied^b</u>
1979-March 1980	413 (4.1%)	329 (79.7%)	131 (39.1%)
1975-1978	810 (8.0%)	798 (98.5%)	505 (63.3%)
1976-1974	1,643 (16.2%)	1,560 (94.9%)	1,121 (71.9%)
1960-1969	2,369 (23.4%)	2,276 (96.1%)	941 (41.3%)
1950-1959	3,344 (33.1%)	3,303 (98.8%)	841 (24.5%)
1940-1949	1,371 (13.6%)	1,348 (98.3%)	241 (17.9%)
1939 or earlier	157 (1.6%)	157 (100.0%)	49 (31.2%)
Total	10,107 (100.0%)	9,771 (96.7%)	3,829 (39.2%)

a. Percentages of total dwellings which are occupied

b. Percentages of occupied dwellings which are
occupied by renters

Source: U.S. Bureau of the Census

TABLE 10: LENGTH OF RESIDENCE - 1980

	<u>Total Occupied</u>	<u>Renter Occupied</u>
1979-March 1980	2,849 (29.2%)	2,008 (52.5%)
1975-1978	3,028 (30.9%)	1,432 (37.4%)
1970-1974	1,279 (13.1%)	303 (7.9%)
1960-1969	1,477 (15.1%)	78 (2.0%)
1950-1959	933 (9.6%)	8 (0.2%)
1949 and Earlier	205 (2.1%)	-
Total	9,771 (100.0%)	3,829 (100.0%)

Source: U.S. Bureau of the Census

TABLE 11: RENTAL HOUSING COSTS
BY INCOME CATEGORY - 1980

	<u>Rent Less Than 30% Income</u>	<u>More Than 30% Income</u>	<u>Total</u>
Low Income and Below ^a	575 (29.5%) (27.4%)	1,377 (70.5%) (86.9%)	1,952 (100.0%) (53.0%)
Moderate Income and Above ^b	1,523 (88.0%) (72.6%)	207 (12.0%) (13.1%)	1,730 (100.0%) (47.0%)
Total	2,098 (57.0%) (100.0%)	1,584 (43.0%) (100.0%)	3,682 (100.0%) (100.0%)

a. Less than 80% Regional Median Income

b. More than 80% Regional Income

Source: U.S. Bureau of the Census

TABLE 12: SELECTED MONTHLY HOME OWNERSHIP
COSTS BY INCOME CATEGORY - 1980

	<u>Monthly Costs Less Than 35% of Income</u>	<u>Monthly Costs More Than 35% of Income</u>	<u>Total</u>
Low Income and Below ^a	671 (62.6%) (14.6%)	401 (37.4%) (57.6%)	1,072 (100.0%) (20.2%)
Moderate Income and Above ^b	3,930 (93.0%) (85.4%)	295 (7.0%) (42.4%)	4,225 (100.0%) (79.8%)
Total	4,601 (86.9%) (100.0%)	696 (13.1%) (100.0%)	5,297 (100.0%) (100.0%)

a. Less than 80% Regional Median Income

b. More than 80% Regional Income

Source: U.S. Bureau of the Census

TABLE 13: HOUSEHOLD TYPE AND
PRESENCE OF CHILDREN - 1980

Household Type

Married Couple with Children	2,667 (27.3%)
Married Couple without Children	3,100 (31.8%)
Male Householder, No Spouse With Children	103 (1.1%)
Male Householder, No Spouse Without Children	130 (1.3%)
Female Householder, No Spouse With Children	476 (4.9%)
Female Householder, No Spouse Without Children	269 (2.8%)
Non-Family Household	3,018 (30.8%)
Total	9,763 (100.0%)

Children by Family Type

Married Couple Family	4,544 (82.6%)
Male Householder, No Spouse	135 (2.5%)
Female Householder, No Spouse	820 (14.9%)
Total	5,499 (100.0%)

Source: U.S. Bureau of the Census

TABLE 14: OVERCROWDED UNITS - 1980^a

Less Than 1.00 Persons Per Room	9,613 (98.7%)
1.01+ Persons Per Room	126 (1.3%)
Total	9,939 (100.0%)

a. Units with complete plumbing

Source: U.S. Bureau of the Census

TABLE 15: PROJECTED LOW INCOME HOUSEHOLDS

	<u>City Population</u>	<u>Average Household Size</u>	<u>Total Households</u>	<u>Low Income Households</u>	<u>Percentage Low Income</u>
1980	25,124	2.57	9,771	3,024	30.9
1990	29,219	2.30	12,674	3,929	31.0

Source: U.S. Bureau of the Census
Pleasant Hill Planning Department

TABLE 16: PROJECTED HOUSING NEED

Existing Housing Units 1980	10,107
Housing Need 1980	47*
Projected Housing Need 1990	3,074
Total Projected Housing Units 1990	13,181

*Net addition to housing stock. Projected housing needs includes housing need 1980.

Source: U.S. Bureau of the Census
Association of Bay Area Governments

TABLE 17: PROJECTED HOUSING NEED BY
INCOME CATEGORY

Very Low Income	615 (20%)
Low Income	461 (15%)
Moderate Income	646 (21%)
Above Moderate Income	1,352 (44%)

Source: Association of Bay Area Governments

TABLE 18: PROJECTED HOUSING NEEDS BY
PURCHASE PRICE AND RENTAL COST

<u>Income Category</u>	<u>Purchase Price</u>	<u>Rental Cost Per Month</u>
Very Low	Less Than \$40,000	Less Than \$400
Low	\$40,000-\$64,000	\$400-\$640
Moderate	\$64,000-\$96,000	\$640-\$960
Above Moderate	Above \$96,000	Above \$960

Source: Contra Costa County Planning Department

Name of Program	Administering Agency and Intermediaries	Use of Funds	Target Population
Low-income public housing	Admin: Local Housing authorities	Loans to construct and rehabilitate multi-unit rental housing	Very-low and low-income households
Public Housing operating subsidies and debt service	Admin: HUD Int: Local Housing authorities	Recurring grant to pay operating costs, and principal and interest on bonds	Very-low and low-income households
Section 236: Rental and cooperative housing assistance for low-income families	Admin: HUD INT: Nonprofit, limited dividend, and cooperative organizations	Recurring grant for payment of part of interest on loans to construct rental units	Low-income households
GNMA mortgage (tandem plan)	Admin: GNMA Int: Private lenders and developers	Loans to construct units	Currently low-income households
CHFA multi-unit loan program	Admin: CHFA Int: Limited profit developers, nonprofit sponsors, local housing agencies	Loans to construct or rehabilitate rental units	Very-low and moderate-income families and households with elderly heads
Rental housing construction program	Admin: HCD Int: Local housing authorities, local government, private nonprofit agencies	Loans to construct multi-family rental developments, cooperatives, housing developments, and mobile home park developments	Very-low and low-income families, elderly, and handicapped or developmentally disabled persons
Demonstration housing rehabilitation program for the elderly and handicapped	Admin: HCD Int: Local government agencies, nonprofit organizations	Loans for the acquisition and rehabilitation of rental housing	Very-low and low-income elderly and handicapped persons

	Name of Program	Administering Agency and Intermediaries	Use of Funds	Target Population
	AB 665: Local Housing Finance Agency	Admin: Cities and Counties Int: Private lenders and private or non- profit developers	Loans to construct or reha- bilitate and acquire rental housing	Low and moderate income renters
<u>OWNERS</u>	Section 235: Home- ownership assistance for low- and moderate- income families	Admin: HUD Int: Private lenders	Recurring grant for pay- ment of part of interest to finance new or sub- stantially rehabilitated owner-occupied units	Low-and moderate-income households
	California veterans farm and home purchase program (CAL-VET)	Admin: DVA Int: None	Loans to purchase and improve owner-occupied single-family homes	California veterans
	California Homeownership assistance program (CHAP)	Admin: HCD Int: Local government agencies, private lenders	Loans to prchase condo- minimums, mobile home park spaces, mobile homes on permanent foundation, and mobile home parks	Low- and moderate-income first-time homebuyers and condominium conversion displaces
	AB 1355: Local housing finance agency	Admin: Cities and counties Int: Private lenders and developers	Loans to acquire single- family residences	Low- and moderate-income first time home buyers
<u>OWNER OR RENTER</u>	Community Development Block Grants	Admin: HUD Int: Cities and counties	Nonrecurring grants to cities and counties; local governments make grants, loans, loan guarantees, or interest supplements for rehabilitation or to facili- tate the construction of new dwellings units	Lower-income household

Name of Program	Administering Agency and Intemediaries	Use of Funds	Target Population
Urban development loan fund	Admin: HCD Int: Local government organizations, coopera- tive housing corporations	Loans to pay for predevel- opment costs such as land purchase, engineering fees, architectural costs, and legal fees	Very-low and low-income families and elderly or handicapped persons in urban areas
Deferred payment reha- bilitation loan fund	Admin: HCD Int: Local government agencies, nonprofit organizations	Loans to rehabilitate housing units	Low- and moderate-income households in local rehabili- tation areas
SB 99: Redevelopment construction loan act	Admin: Redevelopment agencies Int: Private lenders and developers	Loans to construct owner- occupied and rental units	Moderate- and high-income households (usually in rehabilitation areas)
Marks-Foran residential rehabilitation act	Admin: Local government agencies Int: Nonprofit corpora- tions, direct loans to individuals	Loans to construct, rehabilitate, and acquire single-family and multi- unit dwellings	Low- and moderate-income households (usually in rehabilitation areas)

HUD = U.S. Department of Housing and Urban Development
 DVA = California Department of Veteran Affairs
 CHFA = California Housing Finance Agency
 HCD = California Department of Housing and Community Development
 FNMA = Federal National Mortgage Association
 GNMA = Government national Mortgage Association

Source = Housing Assistance in California: A Program Analysis, William S. Furry (A report prepared for the California State Assembly by The Rand Corporation) March, 1983; and Contra Costa County Planning Department

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